

# FOR SALE / LEASE BUSINESS CONDO UNITS

6520, 36<sup>th</sup> Street NE Calgary, Alberta

OCI



Opportunity to own or Lease Business Condominium units in a very good quality newly built energy efficient building, on very busy 36<sup>th</sup> street NE known as new re-aligned Barlow Trail connecting to the Airport through the new Tunnel. Very good location for your business with access to the Airport, Deerfoot Trail (Hwy 2), 16<sup>th</sup> Ave (Hwy 1) and Ring Road / Stoney Trail. Some retail use units also available facing on 36<sup>th</sup> Street NE. Ideal for Owner User.

## Description:

Condominium Building Built : 2020  
Unit Size: Starting approx. 1,300 to Contiguous 6,000 sf.  
Zoned: Industrial Business District

Asking: Market  
Lease Rates: Market  
Operating Cost: \$8.00 / sf for 2021 (includes Condo Fee: \$3/sf)

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Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Olympia Commercial Inc. "the Brokerage"

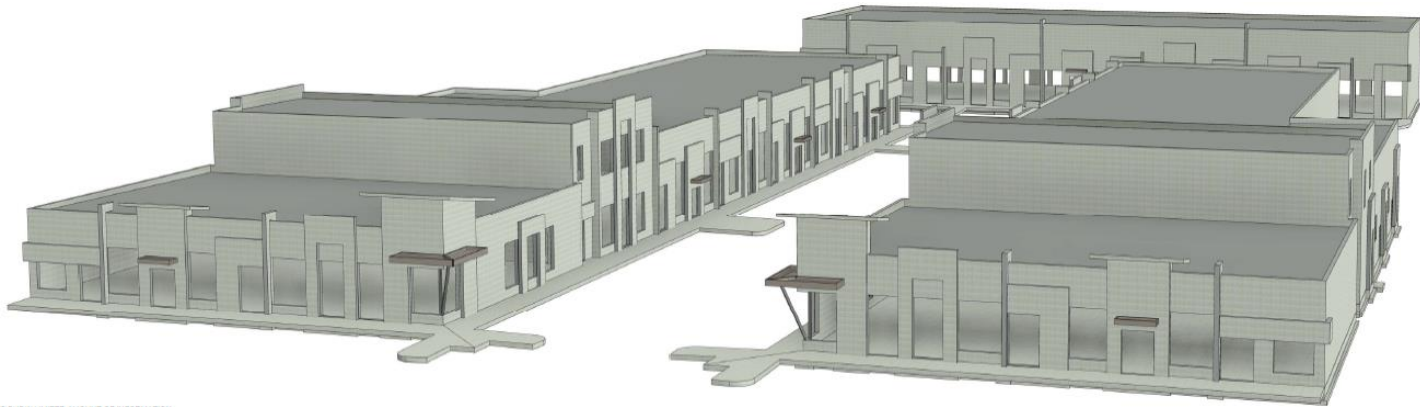
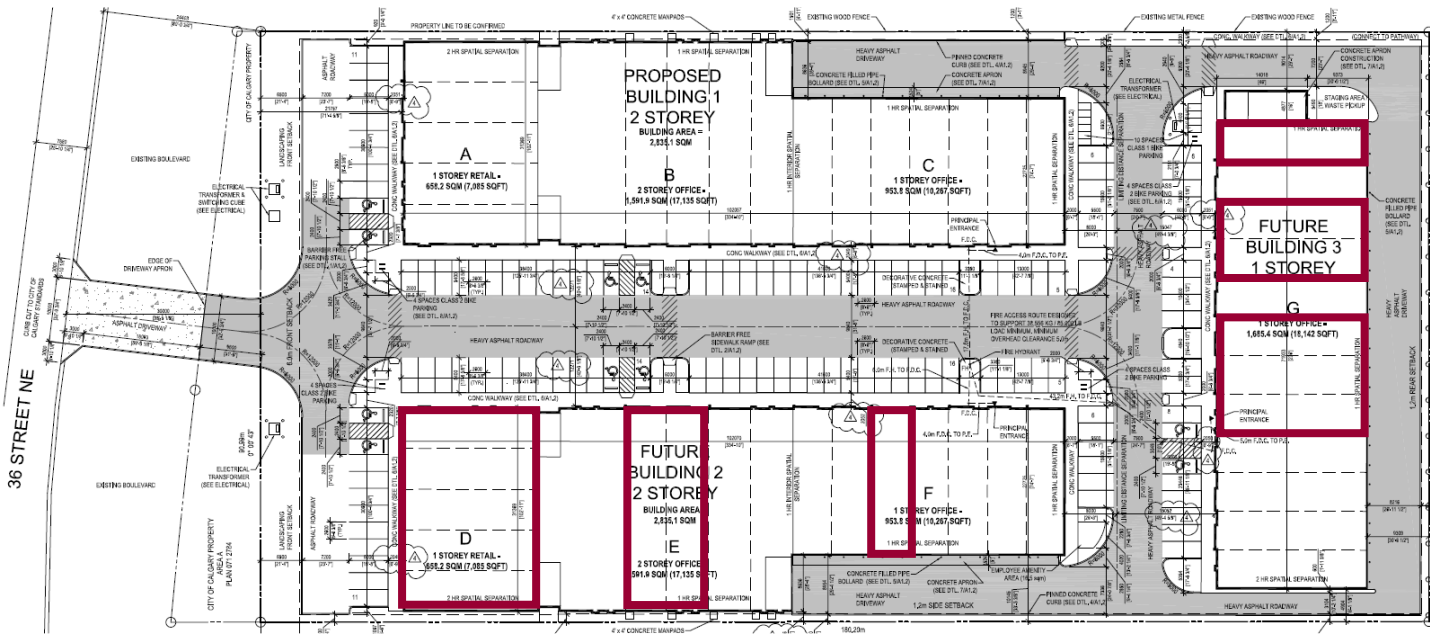
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[www.olympiacommercial.ca](http://www.olympiacommercial.ca)

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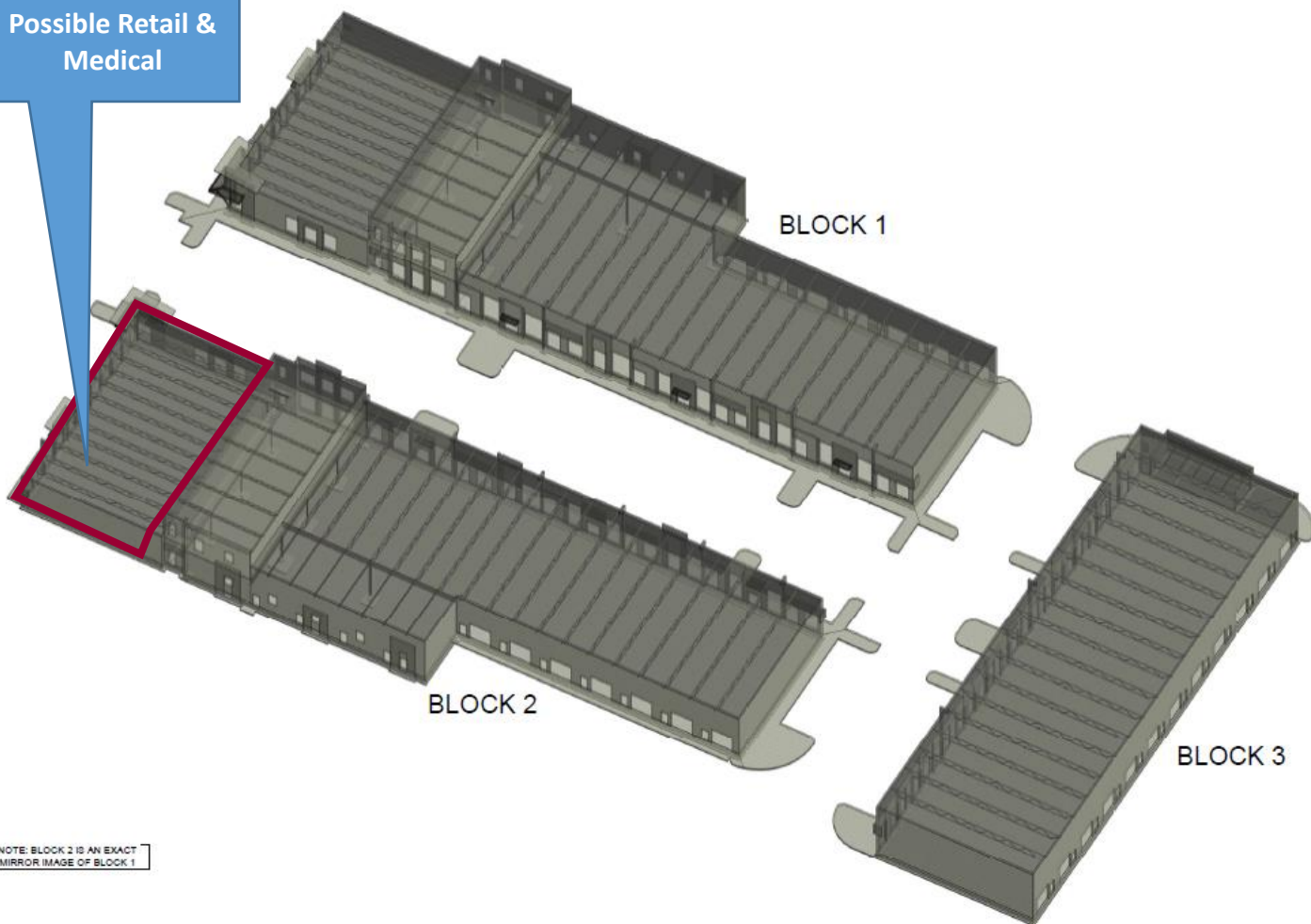
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Possible Retail &  
Medical



NOTE: BLOCK 2 IS AN EXACT  
MIRROR IMAGE OF BLOCK 1

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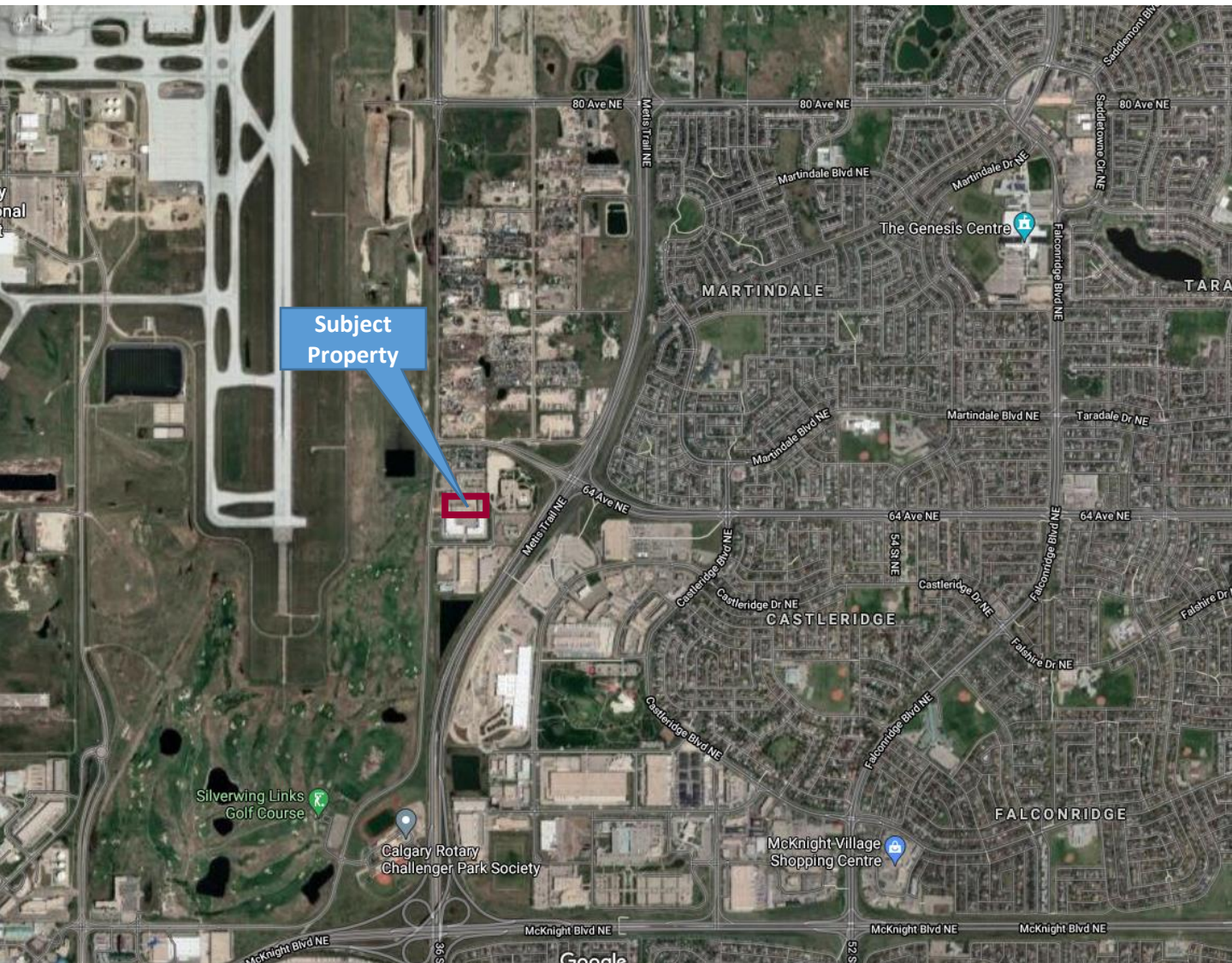
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Subject  
Property

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